

057.0

Map

0004

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 813,100 /

USE VALUE: 813,100 /

ASSESSed: 813,100 /

Total Card /

Total Parcel

813,100

813,100

813,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PEIRCE ST, ARLINGTON

OWNERSHIP

Owner 1:	SANDLER MICHAEL &
Owner 2:	LANGELIER SARA
Owner 3:	
Street 1:	18 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	YIM IVAN -
Owner 2:	YIM RODGER JESSICA -
Street 1:	18 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1788 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4915		Sq. Ft.	Site		0	70.	1.15	11									397,216						397,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4915.000	415,900		397,200	813,100
Total Card	0.113	415,900		397,200	813,100
Total Parcel	0.113	415,900		397,200	813,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	454.75	/Parcel:	454.75

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,900	0	4,915.	397,200	813,100		Year end	12/23/2021
2021	101	FV	404,200	0	4,915.	397,200	801,400		Year End Roll	12/10/2020
2020	101	FV	404,200	0	4,915.	397,200	801,400	801,400	Year End Roll	12/18/2019
2019	101	FV	296,700	0	4,915.	397,200	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	296,700	0	4,915.	266,700	563,400	563,400	Year End Roll	12/20/2017
2017	101	FV	237,300	0	4,915.	255,400	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	216,300	0	4,915.	232,700	449,000	449,000	Year End	1/4/2016
2015	101	FV	203,500	0	4,915.	187,300	390,800	390,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YIM IVAN,	66325-92		11/2/2015	Change>Sale	642,000	No	No		
DORRINGTON ALI	54017-556		12/18/2009		405,000	No	No		
	9217-96		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YIM IVAN,	66325-92		11/2/2015	Change>Sale	642,000	No	No		
DORRINGTON ALI	54017-556		12/18/2009		405,000	No	No		
	9217-96		1/1/1901	Family		No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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DORRINGTON ALI	54017-556		12/18/2009		405,000	No	No		
	9217-96		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2017	430	Solar Pa	2,000	C				
6/7/2016	751	Addition	15,900					MUDRM ADDITION
3/17/2016	301	Heat App	19,000					HVAC 2 units
2/18/2016	165	Manual	116,025		2/19/2016			New partition in a
5/30/2013	768	Manual	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Meas/Inspect	263	PATRIOT
7/29/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

